



205254

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Carmel, IN 46032

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Inspector: **David Maudlin**  
**HI00500006**

Cell # (317) 339-9720

# PROPERTY INSPECTION REPORT



Property Address:

**501 N Broadway Ave**  
**Indianapolis IN 46212**

Prepared for:

**Jane & John Doe**

Inspection Date:

**Wednesday, 9/16/2020**

Inspection #:

**782020102925**

## BUYERS REALTOR:

### Agent 1

Real Estate Group, Inc.  
1001 Indianapolis Ave  
Indianapolis IN 46201  
Office # 317-555-0575



## SELLERS REALTOR:

### Agent 2

FC Tucker Company  
1001 Indianapolis Ave  
Indianapolis IN 46202  
Office # 317-555-5000



## SERVICES REQUESTED:

Property Inspection

Termite Inspection

Radon Test

Well & Septic Inspection

## GENERAL INFORMATION

Property Faces: **West**

Estimated Age: **26 - 27 Years**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Basement**

Time of Inspection: **1:00 PM**

Weather: **Cloudy**

Temp: **73 ° F**

Soil Condition: **Damp**

Unit Occupied: **Partially Vacant**

People Present: **Client**

This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

## ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not in need of MAJOR CONCERNS / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging.

Most systems and components in properties wear out over time.

**ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".**

## 1 - MAJOR REPAIRS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

MAJOR REPAIRS / SAFETY HAZARDS should be evaluated by qualified contractors before closing.

**It is our intention that MAJOR REPAIRS / SAFETY HAZARDS be thoughtfully considered BEFORE CLOSING.**

## 2 - GENERAL REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.

Items listed as GENERAL REPAIRS should be evaluated by qualified contractors.

If left unattended GENERAL REPAIRS can become MAJOR REPAIRS / SAFETY HAZARDS

**REPAIRS could be remedied either before or after closing. This will be your decision to make.**

## 3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all. (For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. We can not know for sure, therefore we recommend monitoring the stain.)
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component could need repairs or replacement soon.

## 4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. In most cases improvements are given on items that are older and now newer and safer methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.

## 5 - GENERAL COMMENTS / LIMITATIONS

We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to interesting observations to specific limitations about the inspection.

## WHAT WE INSPECTED:

| ROOF | TYPE      | ROOF COVERING | ESTIMATED AGE      | AVERAGE LIFE | LAYERS        | INSPECTED        |
|------|-----------|---------------|--------------------|--------------|---------------|------------------|
| 1    | Main Roof | Gable & Hip   | Fiberglass Shingle | 4 - 5 Years  | 18 - 22 Years | 1 Walked Portion |
| 2    |           |               |                    |              |               |                  |
| 3    |           |               |                    |              |               |                  |
| 4    |           |               |                    |              |               |                  |
| 5    |           |               |                    |              |               |                  |

| VENTS        | FLASHINGS              | CHIMNEYS                | GUTTERS          | SKYLIGHTS       |
|--------------|------------------------|-------------------------|------------------|-----------------|
| Roof Vents   | Plumbing Vent Flashing | Fireplace Chimney       | Aluminum Gutters | Glass Skylights |
| Soffit Vents | Joining Wall Flashing  | Masonry Chimney         | Down Spouts      |                 |
|              | Chimney Flashing       | Heating Sys. Flue Pipes | Run Off Drains   |                 |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

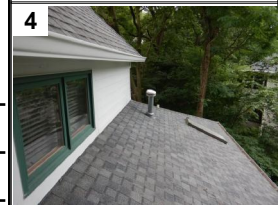
### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- There are two heating system flues with smashed covers. They appear to be restricting exhaust flow. - (See Photo 5) - (See Photo 10)
- There are dents and dings in the roof vents and metal covers where they have been hit by hail. There have been multiple hail events this year and in the last few years. We did not view damage to the shingles, but could not walk all areas due to the pitch. Recommend inspection by a qualified roofing contractor. - (See Photo 4) - (See Photo 5) - (See Photo 12) - (See Photo 13) - (See Photo 18)
- The chimney is not built high enough. It has not been built at least 2 foot above any structure within 10 feet of the chimney. It is recommended that the chimneys be inspected and evaluated (level 2 chimney inspection) by a qualified chimney contractor. - (See Photo 14) - (See Photo 15) - (See Photo 17)
- The master fireplace chimney flue does not appear to have proper clearances above the roof at the side wall for the upper level. Recommend evaluation by a qualified chimney/fireplace contractor. - (See Photo 4)



### 2 - GENERAL REPAIRS

- Guttering has debris build up in them in several places. There are also areas where guttering is dented and some of the gutter corners are actively leaking. - (See Photo 1) - (See Photo 2) - (See Photo 3) - (See Photo 3)
- There are trees contacting the roof in multiple areas. - (See Photo 6) - (See Photo 8)
- There is debris on the shingles and valleys have debris build up. - (See Photo 9)
- The heating system flue has rust present where the rain cap is smashed. - (See Photo 10)

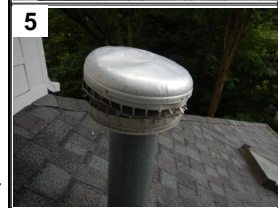


### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

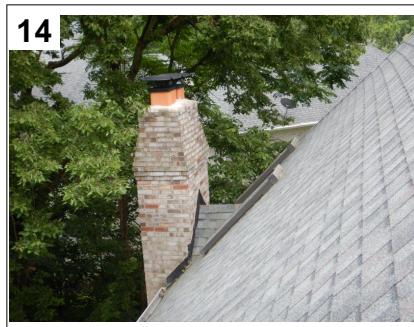
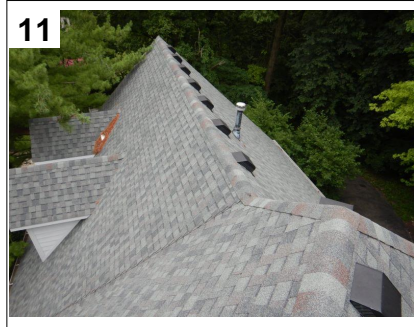
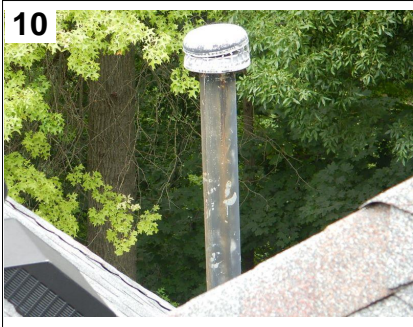
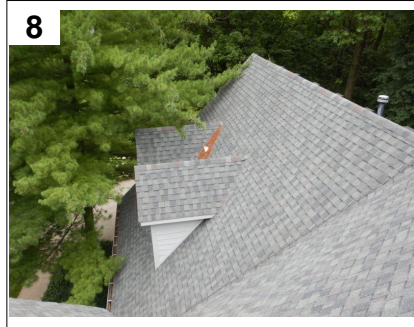
### 5 - GENERAL COMMENTS / LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.
- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep.
- Due to the pitch of the roof, we were not able to safely walk all areas of the roof. Some areas were not viewed from the roof during the inspection or could not be safely reached. The inspection of the roof is limited to what was safely reachable at the time of the inspection.
- General photos 3, 4, 6, 7, 8, 11, 14, 15, 17.





## ADDITIONAL PHOTOS





## WHAT WE INSPECTED:

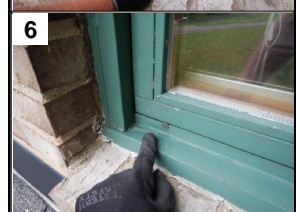
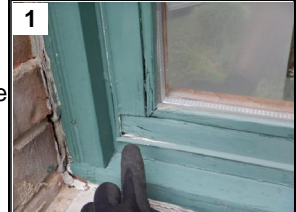
| WALL COVERINGS      | TRIM      | DOORS       | WINDOWS           | HOSE FAUCETS        | ELECTRICAL          |
|---------------------|-----------|-------------|-------------------|---------------------|---------------------|
| Wood frame Const.   | Wood Trim | Front Door  | Wood Windows      | Frost Proof Faucets | Underground Service |
| Brick Veneer        |           | Rear Door   | Double Pane Glass |                     | Exterior Lights     |
| Fiber Cement Siding |           | Patio Doors | Window Screens    |                     | Exterior Outlets    |
|                     |           |             |                   |                     | GFI Protection      |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The front upper level large three windows have rot damage in the window sashes, window frames and inner sills. One of the windows does not close and has cloth material packed into the jamb to prevent drafting. The North window has recessed into the brick opening leaving large gaps around it too. We recommend all three of the front upper level large windows be inspected/evaluated by a qualified window contractor. - (See Photo 1, 2, 5, 6, 7, 8)
- There are carpenter bee holes in the top of the front arched upper level window. See WDI inspection report attached to this report. - (See Photo 4)
- There are rotted areas in the rear basement window right of the fireplace. - (See Photo 18)
- There are additional failed thermal seals we were able to view from outside (rear of house). See interior page. - (See Photo 16) - (See Photo 17)



### 2 - GENERAL REPAIRS

- The South end front porch gutter is damaged. - (See Photo 10)
- There are large gaps around the front gable vent and nails appear to be pulled loose. - (See Photo 9)
- Kick out flashing is missing from the sides of the chimney and the chimney now has deterioration in the mortar at the shoulders and stains from moisture draining behind the gutter ends. - (See Photo 11) - (See Photo 12)
- There is rot in the gutter board at the South side of the chimney by the soffit panel. - (See Photo 11)
- There are cracks in the decorative brick inset in the exterior of the back of the chimney. - (See Photo 19)
- There are gaps at the right side of the lower rear garage door opening where brick is separated from the wood trim and gaps are present in caulking. - (See Photo 14)
- There are gaps in brick that are caulked in the corner of the angled area and caulking is dried out and has small gaps (rear by garage). - (See Photo 15)
- There are deteriorated areas in painting in the window frames and trim in the dormer windows and upper window above the garage on the second floor. See more exterior photos page #2.

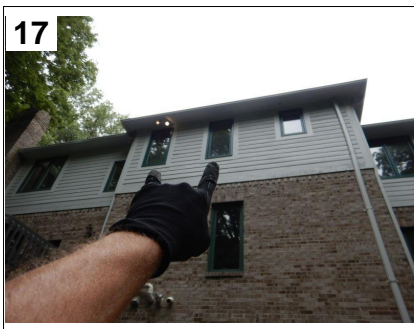
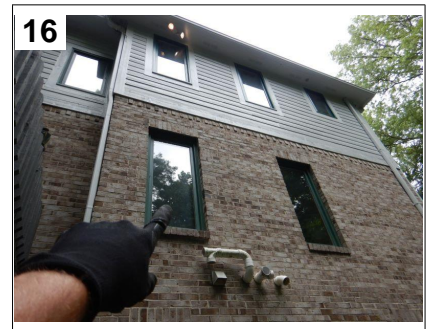
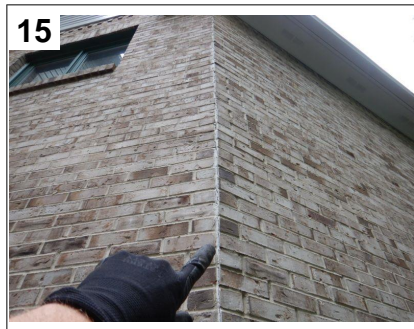
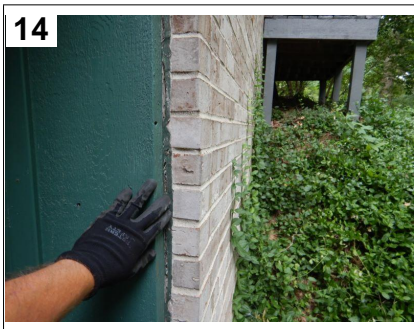
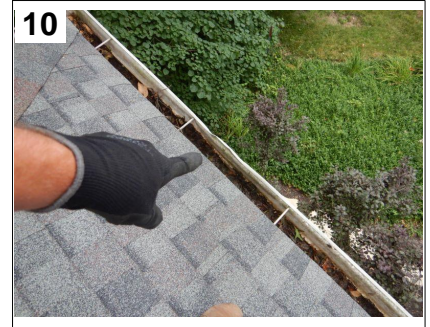
### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS / LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components.

**ADDITIONAL PHOTOS**





## WHAT WE INSPECTED:

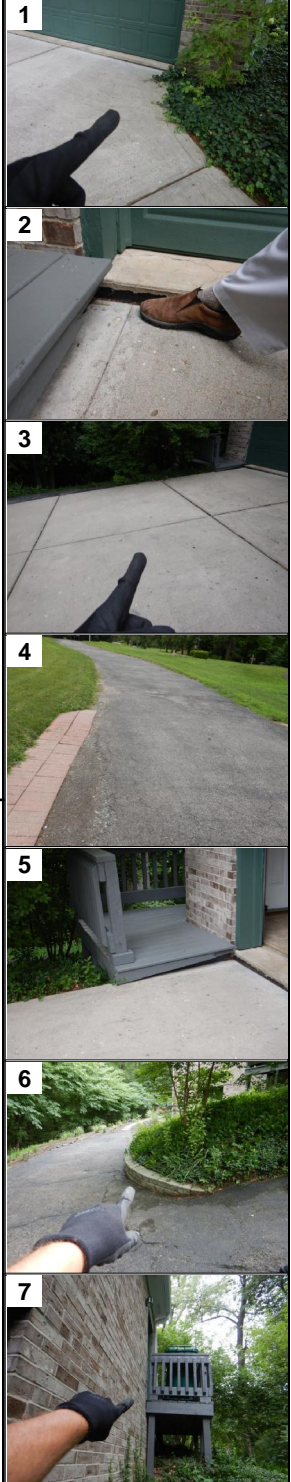
| WALKWAYS         | DRIVEWAY          | LOT                   | RETAINING WALLS  | PORCHES/PATIOS |          |       |
|------------------|-------------------|-----------------------|------------------|----------------|----------|-------|
| Concrete Walks   | Asphalt Driveway  | Grading at Foundation | Landscape Blocks | Front          | Concrete | Porch |
| Conc. Cast Steps | Concrete Driveway | Lot Drainage          |                  | Rear           | Wood     | Deck  |
| Wood Walks       |                   | Vegetation            |                  | Rear           | Wood     | Steps |
|                  |                   | Yard                  |                  |                |          |       |

**WHAT WE FOUND:** The items inspected are in **ACCEPTABLE** condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- Fall protection is missing from the corner of the South end of the front porch where it is high above the ground.
- The settlement in the driveway at the left large vehicle door opening is a trip hazard. Also, the small deck to the side entry door for the garage is also settled and not level . - (See Photo 2) - (See Photo 5) - (See Photo 7)
- The upper deck has improper cantilevered joists in the area around the chimney (50/50). The post at the improper cantilever area is sunken and the outer area in the deck slopes. 2/3 of the length of a cantilever should be behind the area where the cantilever bearing point. Most areas of the deck appear they may not be properly supported and the outer beam in the framing is not bolted or set in notched posts for support. Recommend evaluation of the deck construction by a qualified deck framing contractor. - (See Photo 9) - (See Photo 12) - (See Photo 13)
- There are rotted areas and insect damaged areas in the deck framing for the steps and trim around them. See WDI inspection report attached. - (See Photo 10) - (See Photo 11)
- There are termite bait stations installed around the perimeter of the house. One has visible ants nesting inside the unit. Recommend the bait system be inspected by the treatment provider. See more exterior photos page #1.
- Grading slopes toward the foundation in the front of the house. The improper slope starts at the corner of the garage and extends across the area in front of the garage and front porch and over toward the South front corner. A surface drain is located in the lowest area in front of the front walk, but areas closer to the house do not drain toward this drain. See more exterior photos page #3, 5, 6.
- There are gaps under door thresholds where they rest on brick and rot is present in the door panels for the rear basement doors. - (See Photo 18) - (See Photo 19)



### 2 - GENERAL REPAIRS

- The driveway has settled in front of the garage opening on both sides where one side now has a trip hazard. The driveway control joints are also separated from settlement in the outer rear corner and middle section. - (See Photo 1) - (See Photo 2) - (See Photo 3)
- The asphalt driveway has some typical normal cracking and should be seal coated periodically to prolong the life of the asphalt. - (See Photo 4)
- The driveway has pitted areas and deterioration along with patching and cracked areas throughout. The lower section in front of the basement garage is also deteriorated and cracked. - (See Photo 4) - (See Photo 8)
- There are moisture stains in the basement ceiling below the rear deck doorway. There are gaps in the trim in the top of the door opening and a gutter terminated against the brick without kick out flashing above the gapped trim. - (See Photo 14) - (See Photo 15)
- The rear lower wood patio sags in the middle. - (See Photo 17)
- The landscape block retaining wall around the lower rear driveway is pushed out and no longer stepped back. - (See Photo 6)
- The front walk has settled a little in front of the front porch. See more exterior photos page #4.
- The ground has eroded by the down spouts on the front of the garage where down spouts are reconnected and repaired from separation. See more exterior photos page #7.
- There is moisture damage and discoloration in the bottoms of posts in the deck (for railing) with a moss or other growth present in some.

### 3 - ITEMS TO MONITOR

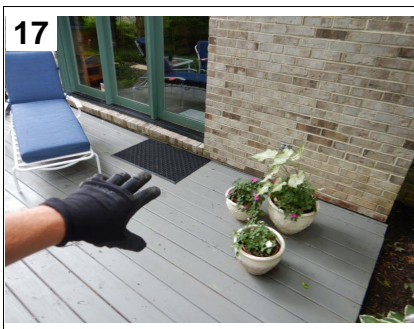
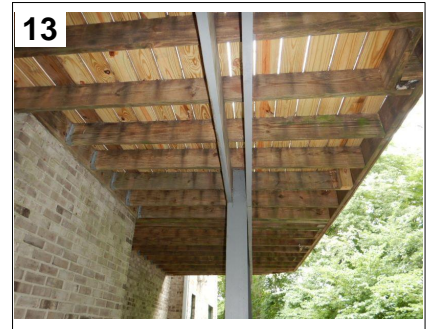
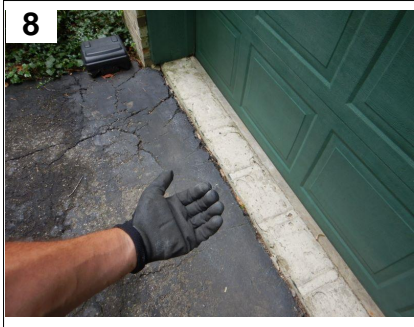
## 4 - MAINTENANCE / IMPROVEMENTS

## 5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches is typically extremely limited.
- Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.
- Areas below wood patios were not accessible and not inspected.



## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

| Exterior -      |              |                  |               |                   |              |  |
|-----------------|--------------|------------------|---------------|-------------------|--------------|--|
| ROOFING         | AGE          | LAYERS           | GUTTERS       | WALLS             | ELEC SERVICE |  |
| Same as House   | N/A          | N/A              | N/A           | Same as House     | N/A          |  |
|                 |              |                  |               |                   |              |  |
|                 |              |                  |               |                   |              |  |
| Interior -      |              |                  |               |                   |              |  |
| INTERIOR        | DOORS        | ELECTRICAL       | FOUNDATION    | HEATING / COOLING |              |  |
| Walls & Ceiling | Vehicle Door | Lights & Outlets | Concrete Slab | None              |              |  |
| Garage Floor    | Door Opener  | GFI Protection   |               |                   |              |  |
| Firewall        | Service Door | General Wiring   |               |                   |              |  |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The basement garage ceiling has rusted out areas in the metal under the concrete floor. The steel girders are rusted heavily and deteriorated at the ends where they rest on foundation walls. There are areas where metal is missing. It was disclosed that it was inspected by a structural engineer previously. Recommend consulting the engineer who inspected it and possibly having another inspection performed. - (See Photo 1) - (See Photo 2) - (See Photo 3)
- There are settlement cracks in the foundation walls with visible repairs. The repaired areas now have cracks and staining from moisture penetration through them (not wet during inspection). We also found signs of similar cracks and other repairs in the foundation under the front porch area (gun range room). We cannot determine if leaking is active or not at this time and recommend evaluation by a qualified foundation contractor. - (See Photo 4) - (See Photo 5)
- The main garage area floor bounces when walked on and has its control joints sealed. There is deterioration in the concrete at the outer edges by the vehicle door openings that are also sealed. These areas are where steel is most deteriorated in the basement garage below. - (See Photo 6) - (See Photo 10) - (See Photo 11)
- The service door to the side of the main level garage has signs of moisture penetration and gaps below the threshold where brick is pulled away or moved outward. - (See Photo 8)
- Three of the small main level garage vehicle door panels are damaged in the inside and the door is bowed outward. - (See Photo 9)
- There are ceiling penetrations for piping that are not fire sealed in the garage. - (See Photo 12)
- The garage attic space access panel is not fire rated material. - (See Photo 13)
- The front door step and step into the door are two different heights and a possible tripping hazard. The step into the house from the main level garage is also too high and a possible tripping hazard. - (See Photo 14) - (See Photo 15)



### 2 - GENERAL REPAIRS

- The side service door to the main level garage has brick pulled away from the door sides leaving gaps. - (See Photo 7)



### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

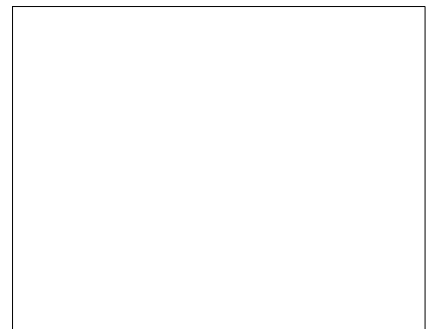
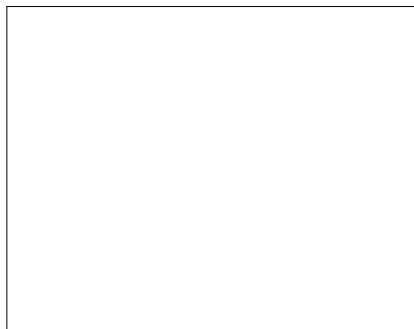
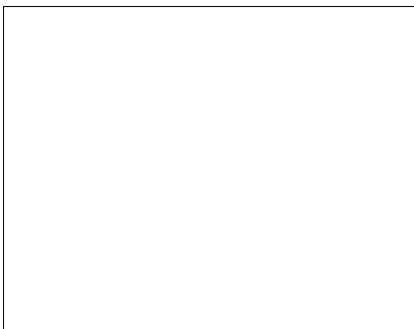
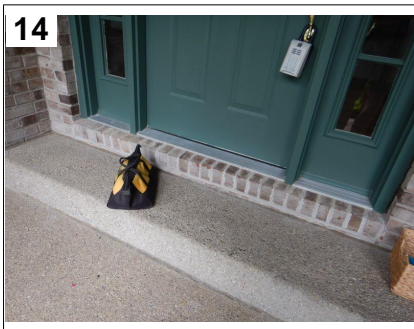
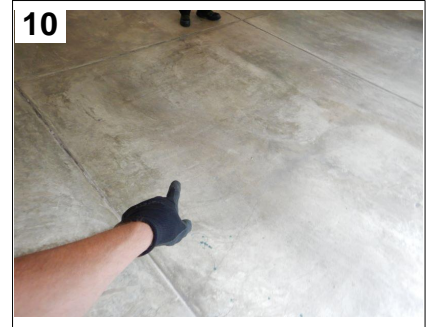
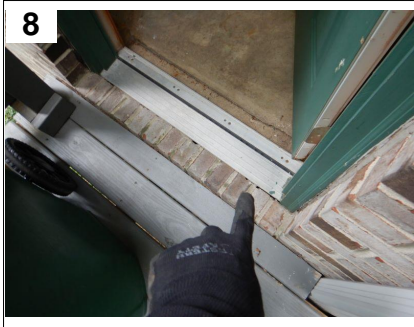
### 5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied then the inspection of the garage is typically limited by the owners stored items.





## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

|                         | TYPE                   | RATING          | EST. AGE | EXPECTED LIFE |
|-------------------------|------------------------|-----------------|----------|---------------|
| <b>HEATING UNIT(S):</b> | 1 Gas Forced Air       | Mid Efficiency  | 13- 14   | 15 - 20       |
|                         | 2 Gas Forced Air       | Mid Efficiency  | 28- 29   |               |
|                         | 3 Gas                  | High Efficiency | 15- 16   |               |
| <b>COOLING UNIT(S):</b> | 1 Electric Central A/C | Standard        | 12- 13   | 10 - 15       |
|                         | 2 Electric Central A/C | Standard        | 3- 4     |               |
|                         | 3                      |                 |          |               |

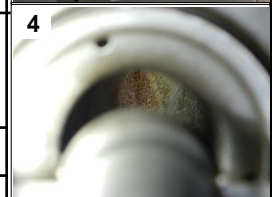
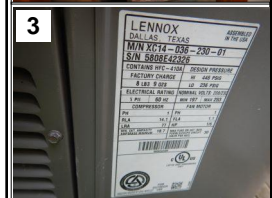
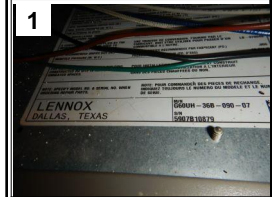
| HEATING COMPONENTS  |                   | DISTRIBUTION | ACC'S  | COOLING COMPONENTS    |                     |
|---------------------|-------------------|--------------|--------|-----------------------|---------------------|
| Heating Operation   | Clearances        | Ductwork     | Filter | A/C Operation         | A/C Electric Wiring |
| Htng. General Cond. | Exhaust Flue Pipe | Registers    |        | A/C General Condition | Thermostat          |
| Fuel Lines          | Combustion Air    | Blower Fan   |        | A/C Cabinet           | A/C Cleanliness     |
| Burners             | Heating Wiring    |              |        | A/C Air Ventilation   | Condensate Drain    |
| Heat Exchanger      | Thermostat        |              |        | A/C Cooling Lines     |                     |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

## Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The upstairs furnace has a rattle and rust flake noise or debris rattling in the inside of the flue while in the heating mode. - (See Photo 7)
- The insides of the chambers for the second floor furnace have rust present in the back ends. The flue has a crushed rain cap and there are moisture stains in the exhaust collector area. The flue made a debris sound when starting the heating cycle too. Recommend evaluation and inspection of this furnace by a qualified HVAC contractor. - (See Photo 4) - (See Photo 5)
- There are ceiling penetrations for AC lines and wiring conduit not fire sealed in the upstairs furnace closet. - (See Photo 6)
- The heating unit in the garage areas is existing well beyond its expected useful life and has significant rust and corrosion in the cabinet, inside the heat exchanger and in the gas lines supplying it. This unit provides heat for the gun range and both garage spaces. It is located in the garage area in the basement. It has the return vent for the system also in the basement garage area where vehicles are stored. While this system is primarily to heat the garages, the doors between the basement gun range and interior living space in the basement do not meet smoke and ventilation barrier requirements. Recommend a full evaluation of the installation, unit and methods by a qualified HVAC contractor. - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 12)



### 2 - GENERAL REPAIRS

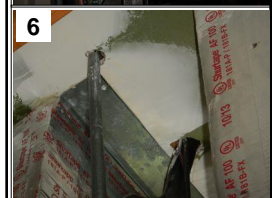
- The basement furnace has a whole house humidifier unit that does not operate. - (See Photo 14)



### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.



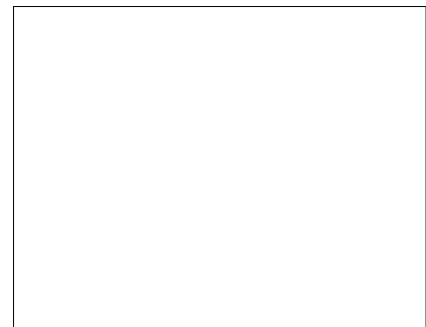
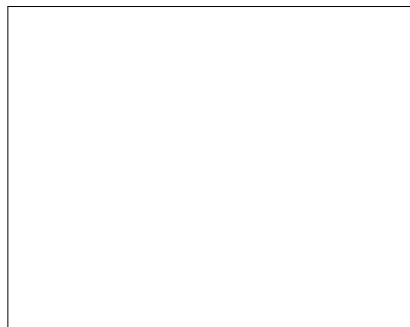
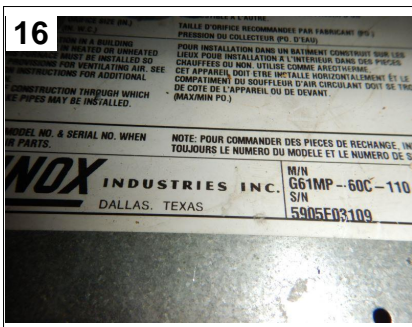
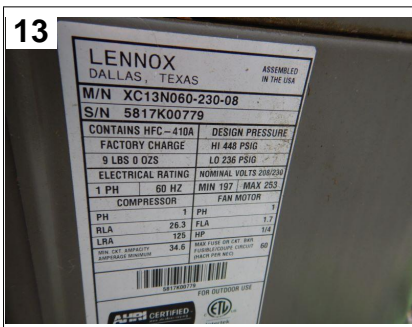
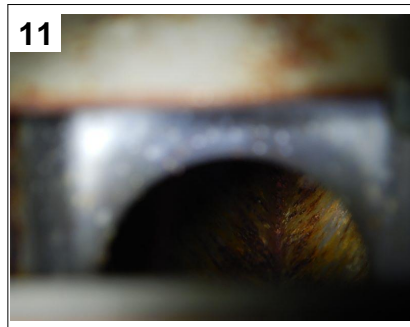
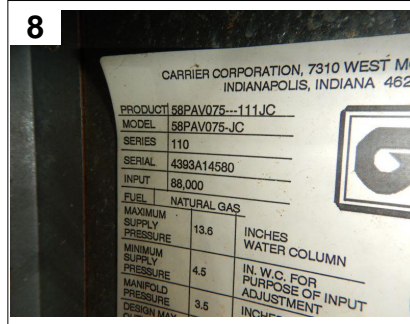
### 5 - GENERAL COMMENTS / LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- Heat exchangers in mid efficiency furnace can be very difficult to evaluate as most is not accessible without disassembly. The inspection of the heat exchanger is limited to only the visible portion from the opening in the front.



- The upstairs HVAC system cooling unit ran and produced a temp drop within the normal 14-20 range. During the inspection today it produced a temp drop of 17 degrees.
- General photos 1, 2, 3, 8, 9, 13, 15, 16.

**ADDITIONAL PHOTOS**





## WHAT WE INSPECTED:

| WATER SUPPLY       | MAIN SHUT OFF | SUPPLY PIPES   | WASTE SYSTEM         | WASTE PIPES     | GAS PIPES        |
|--------------------|---------------|----------------|----------------------|-----------------|------------------|
| Private Well       | Basement      | Copper Piping  | Private Septic       | PVC Waste Pipes | Black Iron Pipes |
| Well Pressure Tank |               | PEX Piping     | Septic Tank          |                 | CSST             |
| Well Riser         |               | Plastic Piping | Dosing Tank Interior |                 | Shutoff at Meter |

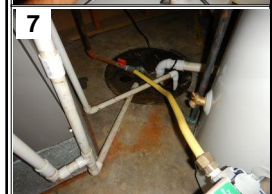
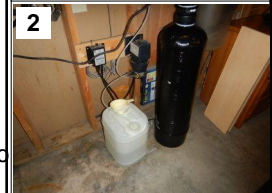
|                  | LOCATION | SIZE     | TYPE      | AGE | EXP. LIFE | W.H. COMPONENTS |                      |                   |
|------------------|----------|----------|-----------|-----|-----------|-----------------|----------------------|-------------------|
| WATER HEATER(S): | 1        | Basement | 74 Gallon | Gas | 8 - 9     | 8 - 12          | WH Operation         | WH Relief Valve   |
|                  | 2        |          |           |     |           |                 | WH General Condition | Burners           |
|                  | 3        |          |           |     |           |                 | WH Plumbing Fittings | Exhaust Flue Pipe |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- Location of well riser. Well tank and pressure switch is located in the garage. The waste water disposal system uses a septic tank and dosing system in the back yard. The septic drain field was disclosed as being shared with the neighborhood. Periodic maintenance and inspection will be required. All of the waste water we generated during the inspection left the property and showed no signs of affecting this property. We did not locate the shared or municipal drain field and make no representation of its condition in any part of this report. - (See Photo 1) - (See Photo 12) - (See Photo 13)
- The sump pump appears to drain into the waste water system instead of draining to a proper outside ground water location and the sump pump drain trap gurgled when the sump pump was running. The sump pump may be a lift station but appears to be draining to the sewage disposal system (septic). Recommend evaluation of this method for handling sump pump discharge by a qualified plumbing contractor. - (See Photo 7) - (See Photo 8)
- There is no air gap device for the water softener discharge as it's discharge line is pushed down into the drain and drain trap. - (See Photo 8)
- The water heater flue has yellowing from heat. The flue has a number of elbows that add restriction or back pressure to the exhaust system. It is beyond the scope of the inspection to calculate the adequacy of the piping and there is visible evidence of a possible heat build up or problem. Recommend evaluation by a qualified plumbing contractor. - (See Photo 5)
- CSST (yellow flexible) gas line was used as supply for the water heater and no visible ground bond was found for the gas system. - (See Photo 7)
- The water heater gas supply does not have a sediment/dirt trap present. - (See Photo 7)
- A thick black colored water emitted from the basement kitchen sink faucet while testing the operation of the faucet. After running the water for a short time, the water cleared. - (See Photo 10)



### 2 - GENERAL REPAIRS

### 3 - ITEMS TO MONITOR

- The water heater is approaching the end of its expected useful life and should be monitored.

### 4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.
- The gas lines by the meter outside are rusty and could be painted to prolong their life. - (See Photo 14)

### 5 - GENERAL COMMENTS / LIMITATIONS

- This inspection does not address subterranean systems or system components (operational or non operational), including (A) sewage disposal; (B) water supply; or (C) fuel storage or delivery.
- We are not able to determine or inspect the condition of any buried, concealed or hidden piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing systems concealed by finishes and/or stored items (below sinks, behind furniture, or hidden from view by owners articles, etc.). To some extent, there will be hidden or inaccessible components of these systems.
- Water quality, is not tested. The effect of lead content in solder that and or supply lines is beyond the scope of

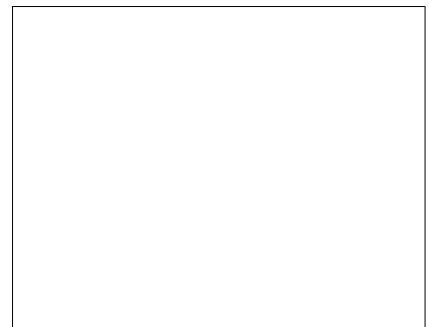
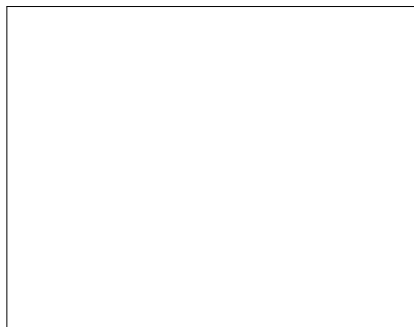
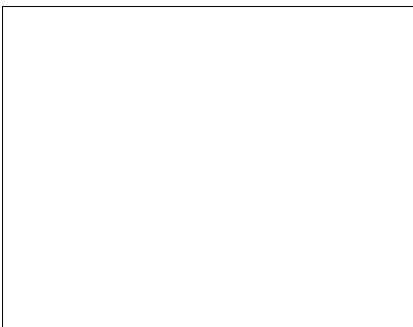
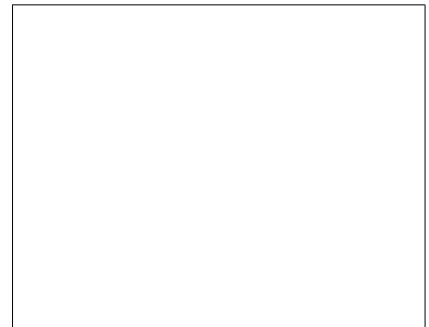
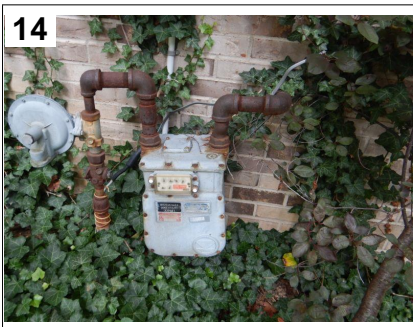
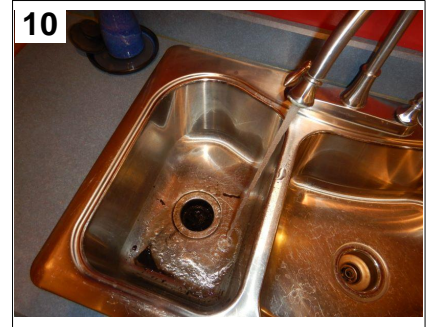
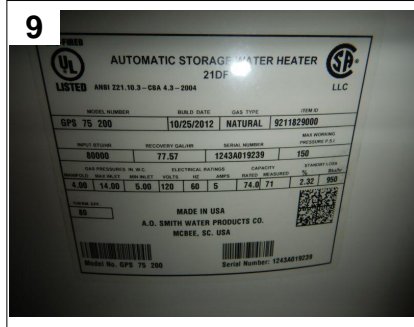
the inspection.

- General photos 1, 2, 3, 4, 8, 9, 11, 12, 13, 14.

- There is a chlorinating system present in the water supply. Our well inspection/testing samples water that is treated by the system as it is being used today and does not reflect the condition of the raw water. The water quality testing is for the water as it is being used in the home currently.



## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

| PANEL(S) | LOCATION   | SIZE                 | PANEL TYPE           |                  |
|----------|------------|----------------------|----------------------|------------------|
| 1        | Main Panel | Basement/Kitchen     | 2 - 200 Amp-240 Volt | Circuit Breakers |
| 2        | Disconnect | Basement/Kitchen     | 200 Amp - 240 Volt   | Circuit Breakers |
| 3        | Grounding  | Metal Rod - Exterior |                      |                  |

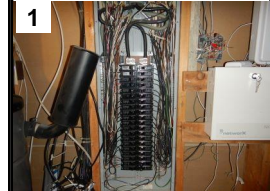
| PANEL COMPONENTS | BRANCH WIRING TYPE | WIRING         | SMOKE DET                 |                     |
|------------------|--------------------|----------------|---------------------------|---------------------|
| Panel Cabinet    | Wire Connections   | Copper - Romex | Wiring General Cond.      | One on Each Floor   |
| Panel Cover      | Grounding/Bonding  |                | Junctions / Splicing      | One in Each Bedroom |
| Breakers / Fuses | Wiring Workmanship |                | Electrical Sys. Operation | One at Hallways     |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

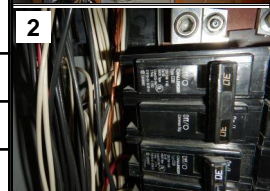
### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- One of the main panel boxes in the basement is located inside a kitchen cabinet where it does not meet clearance and access requirements. - (See Photo 3)
- There is an exposed wire and splice located in the exterior behind the water heater. - (See Photo 6)
- There are outlets in the utility room with broken covers and missing covers near the water softener and water heater. - (See Photo 7)



### 2 - GENERAL REPAIRS

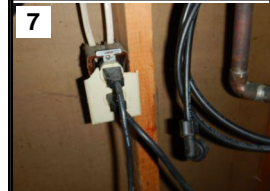
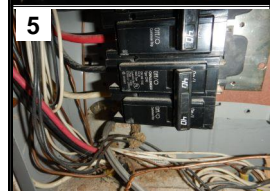
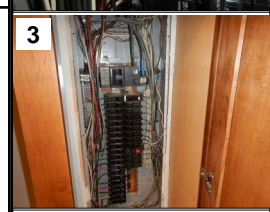


### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS / LIMITATIONS

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.
- The smoke detectors appear to be part of an alarm system and were not tested.





## WHAT WE INSPECTED:

| KITCHEN COMPONENTS  |                      | APPLIANCES |          | LAUNDRY COMPONENTS  |                  |
|---------------------|----------------------|------------|----------|---------------------|------------------|
| Walls & Ceiling     | Sink & Faucet        | Range      | Doorbell | Walls & Ceiling     | Sink & Faucet    |
| Floors              | Sink Drain           | Dishwasher |          | Floors              | Washer Hookups   |
| Doors & Windows     | Supply & Waste Pipes | Disposal   |          | Doors & Windows     | Washer Drain     |
| Lights & Outlets    | Heating/Cooling      | Microwave  |          | Lights & Outlets    | Dryer 220 Outlet |
| GFI Protection      |                      |            |          |                     | Dryer Vent       |
| Cabinets & Counters |                      |            |          | Cabinets & Counters | Heating/Cooling  |

**WHAT WE FOUND:** The items inspected are in ACCEPTABLE condition except as noted below.

## Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

### 2 - GENERAL REPAIRS

- The laundry room door does not latch fully when closed. - (See Photo 3)

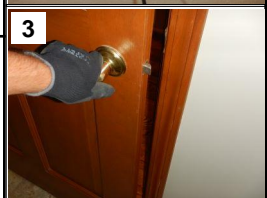
### 3 - ITEMS TO MONITOR

- The kitchen sink shut off valves have corrosion present. - (See Photo 1)
- There is some corrosion build up at the laundry washer plumbing fittings. - (See Photo 4)
- There is a moisture stain in the ceiling surrounding one of the island light fixtures. - (See Photo 2)
- There are areas in the bonus room where ceilings appear patched (or painted). - (See Photo 5)

### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS / LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).
- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.



## WHAT WE INSPECTED:

### BATHROOMS

1 - Jack & Jill Bath

2 - Full Baths

1 - Master Bath

1 - Full Bath Basement

### BATHROOM COMPONENTS

Walls & Ceiling

GFI Protection

Sink Drains

Tub & Shower Drains

Floors

Exhaust Fan

Supply & Waste Pipes

Tub & Shower Walls

Doors & Windows

Cabinets & Counters

Toilets

Lights & Outlets

Sinks & Faucets

Tub & Shower Faucets

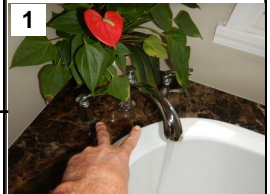
Heating/Cooling

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

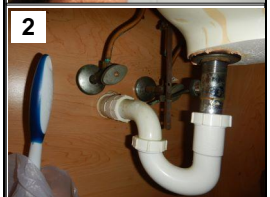
### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The Jack & Jill bathroom had lower water flow than the other bathrooms.



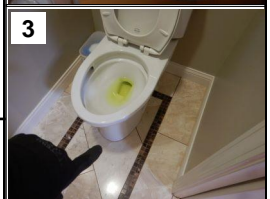
### 2 - GENERAL REPAIRS

- The master tub has hot and cold reversed at the handles. - (See Photo 1)
- The toilet in the master bath is a little loose at the connection to the floor. - (See Photo 3)
- The door to one side of the Jack & Jill bath binds in the door frame. - (See Photo 11)
- Stoppers are missing from tubs. - (See Photo 10)
- The tub/shower bathroom shower diverters do not fully engage when testing. - (See Photo 7) - (See Photo 12)
- The window in the Jack & Jill water closet does not open (stuck). - (See Photo 9)
- There are slow drains in the sinks for the Jack & Jill bath. - (See Photo 13)
- The front bedroom door binds in the door frame. - (See Photo 6)
- The basement bathroom shower head leaks from the connection to the spout. - (See Photo 14)



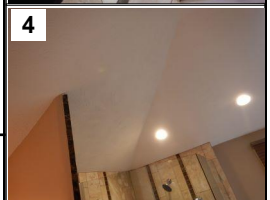
### 3 - ITEMS TO MONITOR

- Shut off valves and some older chrome drain pipes/traps have corrosion present in the bathrooms. - (See Photo 2)
- There is evidence of the master bath skylight leaking and moisture staining is present in the drywall below it. - (See Photo 5)



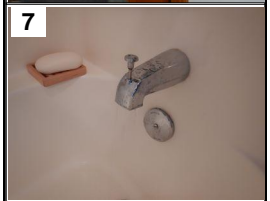
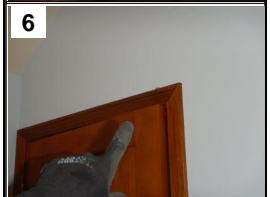
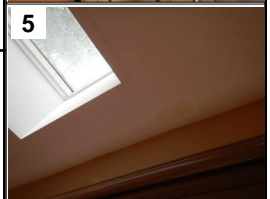
### 4 - MAINTENANCE / IMPROVEMENTS

- There are cosmetic nail pops and drywall cracks in a few areas upstairs. - (See Photo 8)

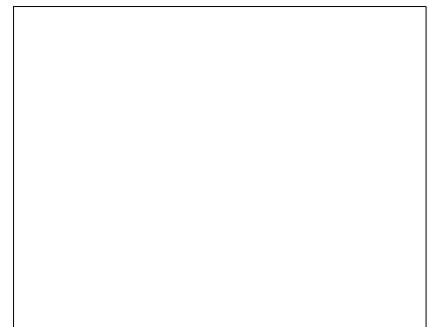
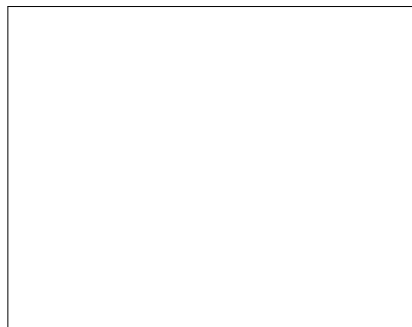
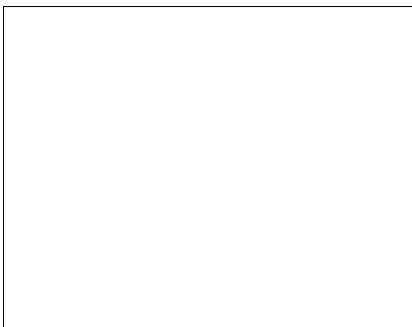
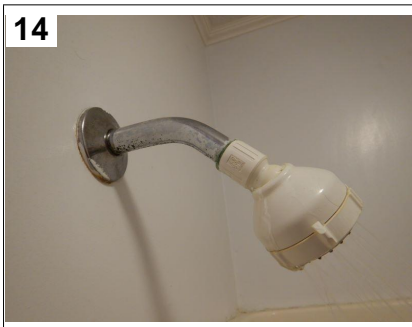
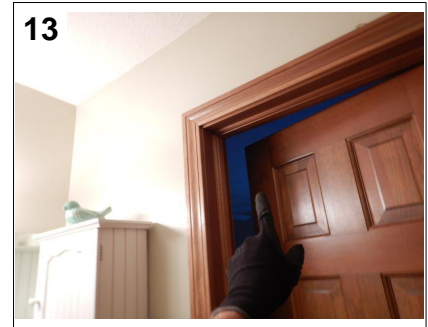
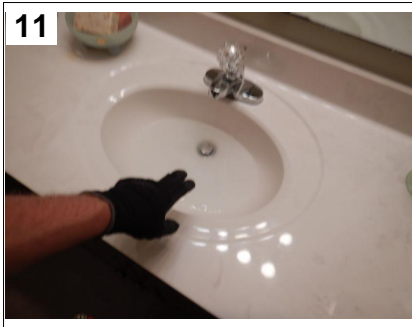
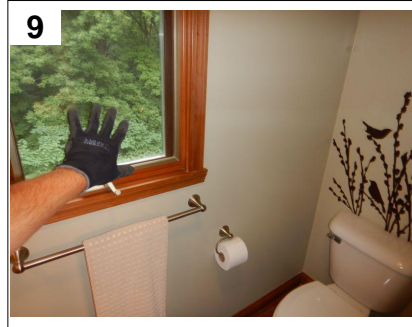


### 5 - GENERAL COMMENTS / LIMITATIONS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.



## ADDITIONAL PHOTOS





## WHAT WE INSPECTED:

### INTERIOR ROOMS

|             |                   |                |            |
|-------------|-------------------|----------------|------------|
| Living Room | Hallways          | 4 - Bedrooms   | Bonus Room |
| Dining Room | Stairways         | Loft           | Rec. Room  |
| Family Room | Finished Basement | Breakfast Room | Game Room  |

### INTERIOR ROOM COMPONENTS

|                 |                  |          |                            |
|-----------------|------------------|----------|----------------------------|
| Walls & Ceiling | Lights & Outlets | Stairs   | Fireplace With Gas Starter |
| Floors          | Ceiling Fans     | Railings | Masonry Fireplace          |
| Doors & Windows | Heating/Cooling  |          |                            |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

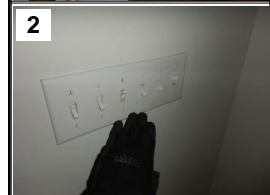
### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- There are several windows stuck closed or binding at the tops when trying to open. There are also windows with loose hinges where sills are rotted (see exterior page). We found sticking windows in the front South, North and rear bedroom windows - (See Photo 3) - (See Photo 4) - (See Photo 11) - (See Photo 15)
- The fireplace has a lot of rust present in the fire box and smoke chamber area. The fireplace has a blower fan system behind the metal fire box area and we could not determine if the top of the smoke chamber area has proper seal for the blower fan system. Also, there are small gaps where the smoke chamber meets the bottom flue tiles at the throat and mortar is gapped or missing. Recommend evaluation (level 2 chimney inspection) by a qualified chimney contractor. - (See Photo 5) - (See Photo 6) - (See Photo 7) - (See Photo 8)
- There are failed thermal seals in the bonus room arched and left window and the two side light windows by the front door. Repairing these and others found while inspecting the exterior could be expensive. We found that several windows appear to have new or newer thermal panes installed. Recommend evaluation of the windows by a qualified window contractor for failed seals. - (See Photo 1) - (See Photo 19)



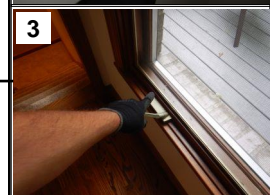
### 2 - GENERAL REPAIRS

- The bay window in the master bedroom has gaps and areas where the soffit panel at the top and bottom have separated. - (See Photo 9) - (See Photo 10)
- The tread lighting for the main stairs did not work. - (See Photo 13)



### 3 - ITEMS TO MONITOR

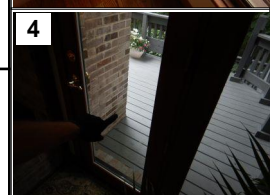
- There are areas in the upper level ceiling in the loft where it appears patching has been performed near the area where the fireplace would be located. - (See Photo 14)
- There are moisture stains in the ceiling where it meets the wall next to the vent in the front South bedroom. - (See Photo 16)
- There are areas where ceiling texture appears patched in the bonus room area and other interior rooms upstairs. - (See Photo 17)



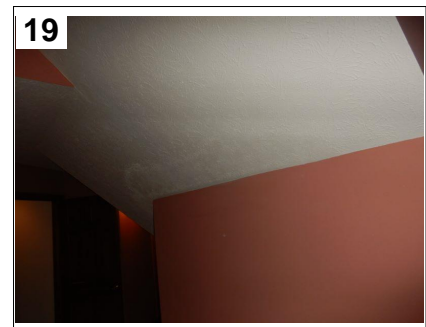
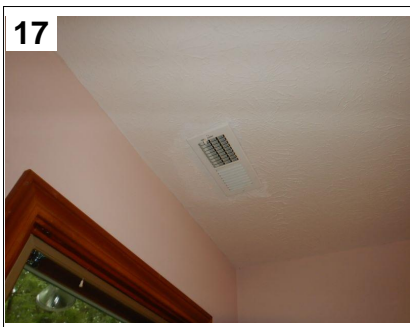
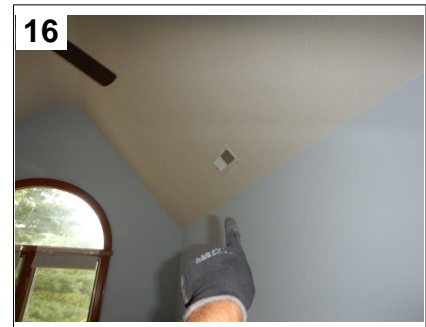
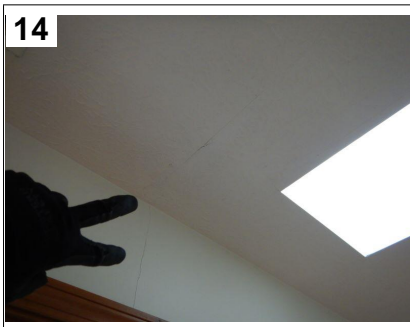
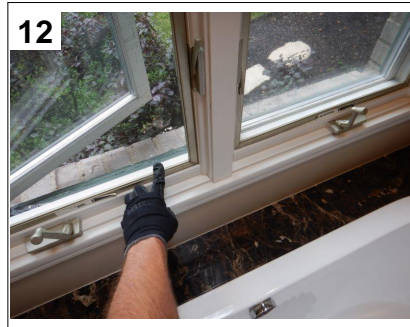
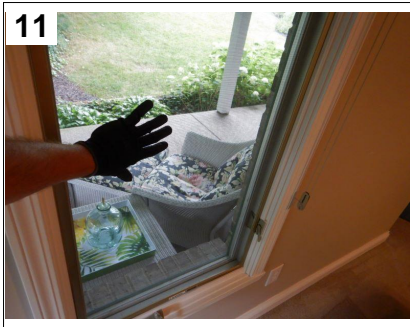
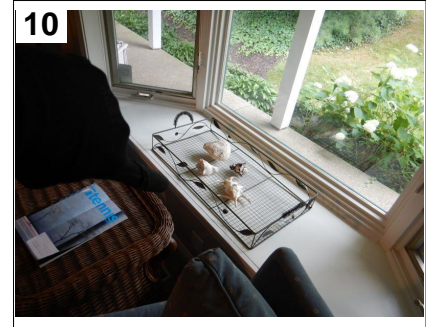
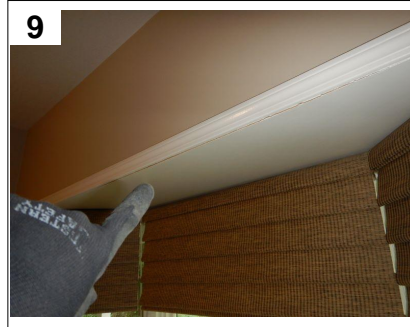
### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied, the interior inspection of the house is limited due to the owners stored articles.
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.
- Electrical components concealed behind finished surfaces or furniture could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.



## ADDITIONAL PHOTOS





## WHAT WE INSPECTED:

| ATTIC AREAS | ACCESSIBILITY | HOW INSPECTED |  |  |  |  |
|-------------|---------------|---------------|--|--|--|--|
| 1 Upper     | Limited       | Entered       |  |  |  |  |
| 2 Garage    | Limited       | From Access   |  |  |  |  |

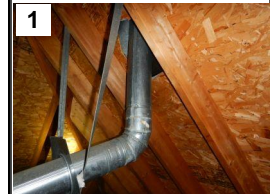
| ACCESS        | FRAMING             | INSULATION      | VENTILATION       | WIRING         | CHIMNEYS  | FAN VENTS |
|---------------|---------------------|-----------------|-------------------|----------------|-----------|-----------|
| Hatch         | Wood Rafters        | Loose Fill      | Attic Ventilation | Light Fixtures | Masonry   | Bathrooms |
| Accessibility | Chip Board Decking  | Av Depth 10-12  | Vent Screening    | Visible Wiring | Metal     | Kitchen   |
|               | Wood Ceiling Joists | R Value 30 - 35 |                   |                | Fireplace |           |
|               |                     |                 |                   |                | Furnace   |           |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

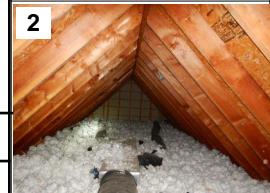
- There are small piles of bat droppings in the upper attic. There are stains on ductwork and insulation from bat urine in some areas too. Recommend evaluation and inspection by a qualified restoration contractor. - (See Photo 3) - (See Photo 8) - (See Photo 9)
- There are only a few collar ties present in the main attic rafters upstairs. There is a loose center support post that is no longer supporting the ridge beam. - (See Photo 5) - (See Photo 4)
- There is insulation installed in the garage attic area upside down with the paper facing left exposed and not covered with an approved building material. See warning label on insulation. - (See Photo 12)



### 2 - GENERAL REPAIRS

### 3 - ITEMS TO MONITOR

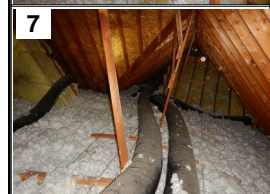
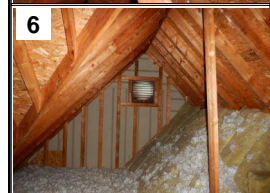
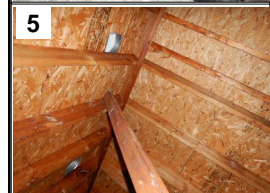
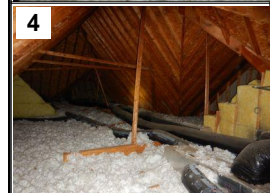
- Metal exhaust flues from furnaces have visible moisture stains and corrosion from condensation leaks in the joints and elbows. - (See Photo 1)



### 4 - MAINTENANCE / IMPROVEMENTS

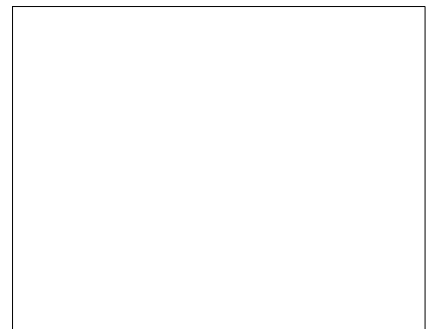
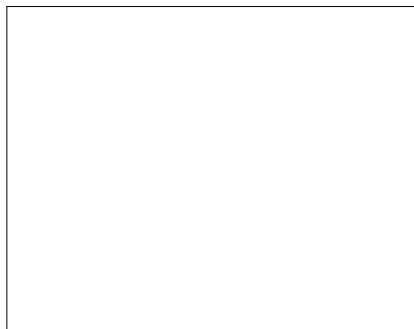
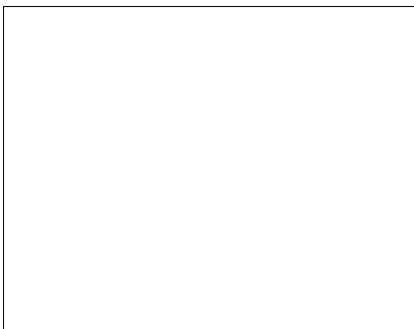
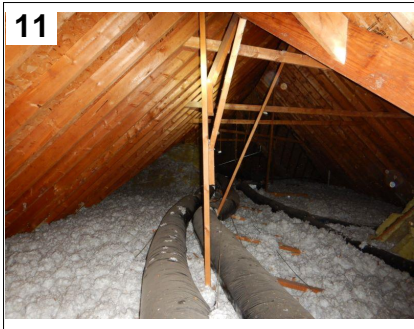
### 5 - GENERAL COMMENTS / LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited.
- Any estimates of insulation R values or depths are rough average values.
- General photos 2, 4, 5, 6, 7, 11, 12.
- View of chimney location in upper attic (no moisture staining present). - (See Photo 10)





## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

| FOUNDATION TYPES | ACCESSIBILITY | HOW INSPECTED |
|------------------|---------------|---------------|
| 1 Basement       | Limited       | Entered       |
| 2                |               |               |
| 3                |               |               |

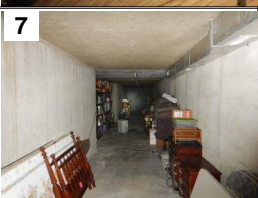
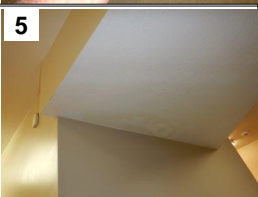
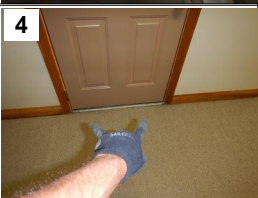
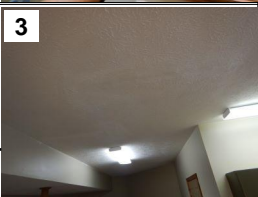
| FOUNDATION      | FLOOR FRAMING | DRYNESS | INSULATION  | VENTILATION | MECHANICALS |                  |
|-----------------|---------------|---------|-------------|-------------|-------------|------------------|
| Poured Concrete | Joists        | Beams   | Basement    | Ban Joist   | Windows     | Visible Wiring   |
| Concrete Floor  | Sub Flooring  | Columns | Floor Drain |             | HVAC Vents  | Visible Plumbing |
|                 | Sill Plates   |         | Sump Pump   |             |             | Visible Ductwork |

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The rear exterior basement doors all show signs of moisture leaks in the interior sides and corners of the interiors. - (See Photo 4) - (See Photo 17) - (See Photo 18)
- The driving range in the basement utility room has insulation installed in the walls with paper facing left exposed. See warning label on insulation. - (See Photo 10) - (See Photo 11)
- The basement fireplace construction has a ventless gas log fireplace set installed and the fireplace damper is kept closed. Upon opening the damper to view the smoke chamber and flue, we could not find a visible flue liner tile installed. The brick from the smoke chamber was visible several feet up into where a flue liner would normally be installed. Due to the angle and design of the fireplace and flue, we could not view the whole chimney. Recommend a level 2 chimney inspection be performed by a qualified chimney contractor. - (See Photo 15)
- There is moisture staining in the ceiling right of the basement fireplace where the main floor rear door to the deck is located above it - (See Photo 16)
- The basement rear exterior door to the patio has rot in the door panels on both sides at the bottom (see grounds page for more pictures). - (See Photo 19)



### 2 - GENERAL REPAIRS

- There are loose outlets in walls in the interior rooms and some in the basement (loosest one shown in picture is located in basement). - (See Photo 1)
- Window screens are missing from several windows (basement windows shown in picture only). - (See Photo 2)

### 3 - ITEMS TO MONITOR

- There are areas in the ceilings in the basement under the kitchen island above that have evidence of patching. There are also signs of patching in front of the sitting room closet by the gun range and basement garage doors. - (See Photo 3) - (See Photo 5)
- There are corroded areas in older metal water lines and gas lines in the basement. - (See Photo 6)
- There are cracks with visible repairs in the front foundation wall under the front porch. There are also other cracks with staining from moisture penetration that have no signs of repair. There are cracks in the ceiling with moisture staining from past leaks through the porch. - (See Photo 8) - (See Photo 9)
- The ceiling in front of the basement fireplace has a dip in the surface. - (See Photo 13)

### 4 - MAINTENANCE / IMPROVEMENTS

- Suggest testing and maintaining any sump pumps and any battery back up systems regularly to ensure proper operation- We suggest adding a back up system to the sump pump as a maintenance upgrade. - (See Photo 12)

### 5 - GENERAL COMMENTS / LIMITATIONS

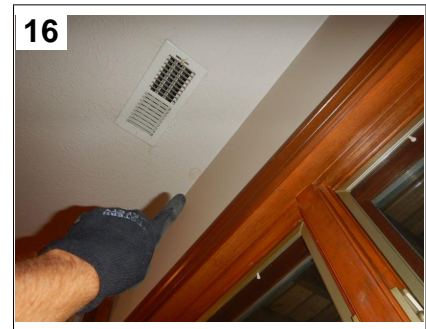
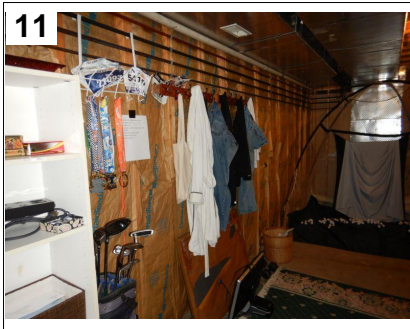
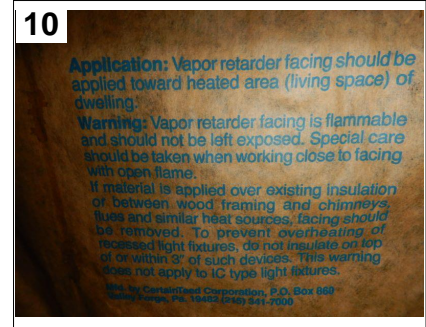
- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.
- Water seepage and moisture penetration is common in most basements, usually resulting from inadequate

exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.

- View of basement under front porch. - (See Photo 7)



## ADDITIONAL PHOTOS



Inspector: **David Maudlin**

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

## 1 - MAJOR REPAIRS / SAFETY HAZARDS

### ROOF

- There are two heating system flues with smashed covers. They appear to be restricting exhaust flow. - (See Photo 5) - (See Photo 10)
- There are dents and dings in the roof vents and metal covers where they have been hit by hail. There have been multiple hail events this year and in the last few years. We did not view damage to the shingles, but could not walk all areas due to the pitch. Recommend inspection by a qualified roofing contractor. - (See Photo 4) - (See Photo 5) - (See Photo 12) - (See Photo 13) - (See Photo 18)
- The chimney is not built high enough. It has not been built at least 2 foot above any structure within 10 feet of the chimney. It is recommended that the chimneys be inspected and evaluated (level 2 chimney inspection) by a qualified chimney contractor. - (See Photo 14) - (See Photo 15) - (See Photo 17)
- The master fireplace chimney flue does not appear to have proper clearances above the roof at the side wall for the upper level. Recommend evaluation by a qualified chimney/fireplace contractor. - (See Photo 4)

### EXTERIOR

- The front upper level large three windows have rot damage in the window sashes, window frames and inner sills. One of the windows does not close and has cloth material packed into the jamb to prevent drafting. The North window has recessed into the brick opening leaving large gaps around it too. We recommend all three of the front upper level large windows be inspected/evaluated by a qualified window contractor. - (See Photo 1, 2, 5, 6, 7, 8)
- There are carpenter bee holes in the top of the front arched upper level window. See WDI inspection report attached to this report. - (See Photo 4)
- There are rotted areas in the rear basement window right of the fireplace. - (See Photo 18)
- There are additional failed thermal seals we were able to view from outside (rear of house). See interior page. - (See Photo 16) - (See Photo 17)

### GROUNDS

- Fall protection is missing from the corner of the South end of the front porch where it is high above the ground.
- The settlement in the driveway at the left large vehicle door opening is a trip hazard. Also, the small deck to the side entry door for the garage is also settled and not level. - (See Photo 2) - (See Photo 5) - (See Photo 7)
- The upper deck has improper cantilevered joists in the area around the chimney (50/50). The post at the improper cantilever area is sunken and the outer area in the deck slopes. 2/3 of the length of a cantilever should be behind the area where the cantilever bearing point. Most areas of the deck appear they may not be properly supported and the outer beam in the framing is not bolted or set in notched posts for support. Recommend evaluation of the deck construction by a qualified deck framing contractor. - (See Photo 9) - (See Photo 12) - (See Photo 13)
- There are rotted areas and insect damaged areas in the deck framing for the steps and trim around them. See WDI inspection report attached. - (See Photo 10) - (See Photo 11)
- There are termite bait stations installed around the perimeter of the house. One has visible ants nesting inside the unit. Recommend the bait system be inspected by the treatment provider. See more exterior photos page #1.
- Grading slopes toward the foundation in the front of the house. The improper slope starts at the corner of the garage and extends across the area in front of the garage and front porch and over toward the South front corner. A surface drain is located in the lowest area in front of the front walk, but areas closer to the house do not drain toward this drain. See more exterior photos page #3, 5, 6.
- There are gaps under door thresholds where they rest on brick and rot is present in the door panels for the rear basement doors. - (See Photo 18) - (See Photo 19)

### GARAGE

- The basement garage ceiling has rusted out areas in the metal under the concrete floor. The steel girders are rusted heavily and deteriorated at the ends where they rest on foundation walls. There are areas where metal is missing. It was disclosed that it was inspected by a structural engineer previously. Recommend consulting the engineer who inspected it and possibly having another inspection performed. - (See Photo 1) - (See Photo 2) - (See Photo 3)
- There are settlement cracks in the foundation walls with visible repairs. The repaired areas now have cracks and staining from moisture penetration through them (not wet during inspection). We also found signs of similar cracks and other repairs in the foundation under the front porch area (gun range room). We cannot determine if leaking is active or not at this time and recommend evaluation by a qualified foundation contractor. - (See Photo 4) - (See Photo 5)
- The main garage area floor bounces when walked on and has its control joints sealed. There is deterioration in the concrete at the outer edges by the vehicle door openings that are also sealed. These areas are where steel is most deteriorated in the basement garage below. - (See Photo 6) - (See Photo 10) - (See Photo 11)
- The service door to the side of the main level garage has signs of moisture penetration and gaps below the threshold where brick is pulled away or moved outward. - (See Photo 8)
- Three of the small main level garage vehicle door panels are damaged in the inside and the door is bowed outward. - (See Photo 9)
- There are ceiling penetrations for piping that are not fire sealed in the garage. - (See Photo 12)
- The garage attic space access panel is not fire rated material. - (See Photo 13)
- The front door step and step into the door are two different heights and a possible tripping hazard. The step into the house from the main level garage is also too high and a possible tripping hazard. - (See Photo 14) - (See Photo 15)

### HEATING / COOLING

- The upstairs furnace has a rattle and rust flake noise or debris rattling in the inside of the flue while in the heating mode. - (See Photo 7)

Inspector: **David Maudlin**

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

- The insides of the chambers for the second floor furnace have rust present in the back ends. The flue has a crushed rain cap and there are moisture stains in the exhaust collector area. The flue made a debris sound when starting the heating cycle too. Recommend evaluation and inspection of this furnace by a qualified HVAC contractor. - (See Photo 4) - (See Photo 5)
- There are ceiling penetrations for AC lines and wiring conduit not fire sealed in the upstairs furnace closet. - (See Photo 6)
- The heating unit in the garage areas is existing well beyond its expected useful life and has significant rust and corrosion in the cabinet, inside the heat exchanger and in the gas lines supplying it. This unit provides heat for the gun range and both garage spaces. It is located in the garage area in the basement. It has the return vent for the system also in the basement garage area where vehicles are stored. While this system is primarily to heat the garages, the doors between the basement gun range and interior living space in the basement do not meet smoke and ventilation barrier requirements. Recommend a full evaluation of the installation, unit and methods by a qualified HVAC contractor. - (See Photo 8) - (See Photo 9) - (See Photo 10) - (See Photo 11) - (See Photo 12)

## PLUMBING

- Location of well riser. Well tank and pressure switch is located in the garage. The waste water disposal system uses a septic tank and dosing system in the back yard. The septic drain field was disclosed as being shared with the neighborhood. Periodic maintenance and inspection will be required. All of the waste water we generated during the inspection left the property and showed no signs of affecting this property. We did not locate the shared or municipal drain field and make no representation of its condition in any part of this report. - (See Photo 1) - (See Photo 12) - (See Photo 13)
- The sump pump appears to drain into the waste water system instead of draining to a proper outside ground water location and the sump pump drain trap gurgled when the sump pump was running. The sump pump may be a lift station but appears to be draining to the sewage disposal system (septic). Recommend evaluation of this method for handling sump pump discharge by a qualified plumbing contractor. - (See Photo 7) - (See Photo 8)
- There is no air gap device for the water softener discharge as it's discharge line is pushed down into the drain and drain trap. - (See Photo 8)
- The water heater flue has yellowing from heat. The flue has a number of elbows that add restriction or back pressure to the exhaust system. It is beyond the scope of the inspection to calculate the adequacy of the piping and there is visible evidence of a possible heat build up or problem. Recommend evaluation by a qualified plumbing contractor. - (See Photo 5)
- CSST (yellow flexible) gas line was used as supply for the water heater and no visible ground bond was found for the gas system. - (See Photo 7)
- The water heater gas supply does not have a sediment/dirt trap present. - (See Photo 7)
- A thick black colored water emitted from the basement kitchen sink faucet while testing the operation of the faucet. After running the water for a short time, the water cleared. - (See Photo 10)

## ELECTRICAL

- One of the main panel boxes in the basement is located inside a kitchen cabinet where it does not meet clearance and access requirements. - (See Photo 3)
- There is an exposed wire and splice located in the exterior behind the water heater. - (See Photo 6)
- There are outlets in the utility room with broken covers and missing covers near the water softener and water heater. - (See Photo 7)

## BATHROOMS

- The Jack & Jill bathroom had lower water flow than the other bathrooms.

## INTERIOR ROOMS

- There are several windows stuck closed or binding at the tops when trying to open. There are also windows with loose hinges where sills are rotted (see exterior page). We found sticking windows in the front South, North and rear bedroom windows - (See Photo 3) - (See Photo 4) - (See Photo 11) - (See Photo 15)
- The fireplace has a lot of rust present in the fire box and smoke chamber area. The fireplace has a blower fan system behind the metal fire box area and we could not determine if the top of the smoke chamber area has proper seal for the blower fan system. Also, there are small gaps where the smoke chamber meets the bottom flue tiles at the throat and mortar is gapped or missing. Recommend evaluation (level 2 chimney inspection) by a qualified chimney contractor. - (See Photo 5) - (See Photo 6) - (See Photo 7) - (See Photo 8)
- There are failed thermal seals in the bonus room arched and left window and the two side light windows by the front door. Repairing these and others found while inspecting the exterior could be expensive. We found that several windows appear to have new or newer thermal panes installed. Recommend evaluation of the windows by a qualified window contractor for failed seals. - (See Photo 1) - (See Photo 19)

## ATTIC

- There are small piles of bat droppings in the upper attic. There are stains on ductwork and insulation from bat urine in some areas too. Recommend evaluation and inspection by a qualified restoration contractor. - (See Photo 3) - (See Photo 8) - (See Photo 9)
- There are only a few collar ties present in the main attic rafters upstairs. There is a loose center support post that is no longer supporting the ridge beam. - (See Photo 5) - (See Photo 4)
- There is insulation installed in the garage attic area upside down with the paper facing left exposed and not covered with an approved building material. See warning label on insulation. - (See Photo 12)

## FOUNDATION

- The rear exterior basement doors all show signs of moisture leaks in the interior sides and corners of the interiors. - (See Photo 4) - (See Photo 17) - (See Photo 18)
- The driving range in the basement utility room has insulation installed in the walls with paper facing left exposed. See warning label on insulation. - (See Photo 10) - (See Photo 11)



# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

|  |  |   |   |
|--|--|---|---|
| <b>Section I. General Information</b><br>Inspection Company, Address, & Phone:<br><br><b>Indy Pro Inspection Service, Inc.</b> (317) 339-9720 Office<br><b>484 E. Carmel Dr. Ste 212</b> (317) 669-2917 Fax<br><b>Carmel, IN 46032</b> |  | Company's Pest Control Business Lic. No.<br><b>238399</b>                                       | Date of Inspection:<br><b>7/16/2020</b> |
| Inspector's Name, Signature & Certification, Registration, or Lic. #<br><b>David Maudlin</b> <b>F-40664</b>  |  | Address of Property Inspected:<br><br><b>501 N Broadway Ave</b><br><b>Indianapolis IN 46212</b> |   |
| Structure(s) Inspected:<br><br><b>House and Garage</b>   |  |   |   |

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No visible evidence of a wood destroying insects was observed.
- B. Visible evidence of a wood destroying insects was observed as follows:
  - 1. Live Insects; (description and location): \_\_\_\_\_
  - 2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location): Carpenter bee exit holes are present in the frame in the front arched window and the deck framing has termite exit holes in the side of one of the stair stringers
  - 3. Visible damage from wood destroying insects was noted as follows (description and location): termite damage is presnt in the deck stairs stringer and carpenter bee damage is present in the front arched window frame at the top

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.**

**Section III. Recommendations**

No action and/or treatment recommended: (Explain if Box B in section II is checked)  
There is no visible evidence of active infestation or live insects at the time of this inspection

Recommend action(s) and/or treatment for the control of: \_\_\_\_\_

|  |   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
|--|---|-----------------|-------------------|---------------------|---------------------|-----------------------|--------------------|------------------|-----------------------|--------------|--------------|------------------------|---------|----------------|----------------------|---------------|---------------------|--------------|---------------------|-----------------------|--------------------------------------|-------------------|---------------|----------------------|---------------|-----------------------|--------------|------------------------|--|
| <b>Section IV. Obstructions and Inaccessible Areas</b><br>The following areas of the structure(s) inspected were obstructed or inaccessible:   | <b>The inspector may write out obstructions or use the following optional key:</b>  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Basement <u>1, 3, 4, 5, 6, 7, 8, 13, 24</u></li> <li><input type="checkbox"/> Crawlspace _____</li> <li><input checked="" type="checkbox"/> Main Level <u>1, 3, 4, 6, 7, 8, 9, 13</u></li> <li><input checked="" type="checkbox"/> Attic <u>5</u></li> <li><input checked="" type="checkbox"/> Garage <u>1, 3, 7</u></li> <li><input checked="" type="checkbox"/> Exterior <u>17</u></li> <li><input checked="" type="checkbox"/> Porch <u>12</u></li> <li><input type="checkbox"/> Addition _____</li> <li><input type="checkbox"/> Other _____</li> </ul> | <table style="width:100%; border: none;"> <tr> <td>1 Fixed ceiling</td> <td>15 Standing water</td> </tr> <tr> <td>2 Suspended ceiling</td> <td>16 Dense vegetation</td> </tr> <tr> <td>3 Fixed wall covering</td> <td>17 Exterior siding</td> </tr> <tr> <td>4 Floor covering</td> <td>18 Window well covers</td> </tr> <tr> <td>5 Insulation</td> <td>19 Wood pile</td> </tr> <tr> <td>6 Cabinets or shelving</td> <td>20 Snow</td> </tr> <tr> <td>7 Stored items</td> <td>21 Unsafe conditions</td> </tr> <tr> <td>8 Furnishings</td> <td>22 Rigid foam board</td> </tr> <tr> <td>9 Appliances</td> <td>23 Synthetic stucco</td> </tr> <tr> <td>10 No access or entry</td> <td>24 Ductwork, wiring, and/or plumbing</td> </tr> <tr> <td>11 Limited access</td> <td>25 Spray Foam</td> </tr> <tr> <td>12 No access beneath</td> <td>26 Insulation</td> </tr> <tr> <td>13 Only visual access</td> <td>26 Equipment</td> </tr> <tr> <td>14 Cluttered condition</td> <td></td> </tr> </table> | 1 Fixed ceiling | 15 Standing water | 2 Suspended ceiling | 16 Dense vegetation | 3 Fixed wall covering | 17 Exterior siding | 4 Floor covering | 18 Window well covers | 5 Insulation | 19 Wood pile | 6 Cabinets or shelving | 20 Snow | 7 Stored items | 21 Unsafe conditions | 8 Furnishings | 22 Rigid foam board | 9 Appliances | 23 Synthetic stucco | 10 No access or entry | 24 Ductwork, wiring, and/or plumbing | 11 Limited access | 25 Spray Foam | 12 No access beneath | 26 Insulation | 13 Only visual access | 26 Equipment | 14 Cluttered condition |  |
| 1 Fixed ceiling  | 15 Standing water   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 2 Suspended ceiling  | 16 Dense vegetation   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 3 Fixed wall covering  | 17 Exterior siding  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 4 Floor covering   | 18 Window well covers   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 5 Insulation   | 19 Wood pile  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 6 Cabinets or shelving   | 20 Snow   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 7 Stored items   | 21 Unsafe conditions  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 8 Furnishings  | 22 Rigid foam board   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 9 Appliances   | 23 Synthetic stucco   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 10 No access or entry  | 24 Ductwork, wiring, and/or plumbing  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 11 Limited access  | 25 Spray Foam   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 12 No access beneath   | 26 Insulation   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 13 Only visual access  | 26 Equipment  |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |
| 14 Cluttered condition   |   |                 |                   |                     |                     |                       |                    |                  |                       |              |              |                        |         |                |                      |               |                     |              |                     |                       |                                      |                   |               |                      |               |                       |              |                        |  |

**Section V. Additional Comments and Attachments** (these are an integral part of the report)

\_\_\_\_\_

\_\_\_\_\_

Attachments \_\_\_\_\_

|  |   |
|--|---|
| <b>Signature of Seller(s) or Owner(s)</b> if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation damage, repair, and treatment history.<br><br><b>X</b> | <b>Signature of Buyer.</b> The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.<br><br><b>X</b> |
|--|---|

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is a part of the report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.  
**For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure (s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

## GENERAL INFORMATION

|              |                          |                         |                                     |                       |                     |
|--------------|--------------------------|-------------------------|-------------------------------------|-----------------------|---------------------|
|              |                          |                         | <b>Radon Tester:</b> David Maudlin  |                       |                     |
|              | <b>Start Information</b> | <b>Stop Information</b> | <b>NRPP Cert. No.</b>               | <b>State Lic. No.</b> | <b>Lab Lic. No.</b> |
| <b>Day:</b>  | Tuesday                  | Thursday                | 103975 RT                           | RTP00271              | RTL00579            |
| <b>Date:</b> | 7/14/2020                | 7/16/2020               | <b>Location Tested:</b>             |                       |                     |
| <b>Time:</b> | 12:15 pm                 | 1:30 pm                 | B Basement                          |                       |                     |
|              |                          |                         | <b>Type of Testing Device Used:</b> |                       |                     |
|              |                          |                         | Two E Perm electrets                |                       |                     |

## RESULTS

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| <u><b>Individual Devices:</b></u> | <u><b>TEST RESULTS</b></u>            |
| SLK017/072 <b>3.5 pCi/l</b>       | <h1 style="margin: 0;">3.5 pCi/l</h1> |
| SLK865/129 <b>3.4 pCi/l</b>       |                                       |

## UNDERSTANDING THE RESULTS

**EPA recommends that radon levels be below 4.0 pCi/l**

Like other environmental pollutants, there is some uncertainty about the magnitude of radon health risks. However, we know more about radon risks than risks from most other cancer-causing substances. This is because radon risks are based on studies in humans (underground miners). Additional studies on more typical populations are under way.

Your radon measurement will give you an idea of your risk of getting lung cancer from radon. Your chances of getting lung cancer from radon depend mostly on: **1)** the homes radon level; and **2)** the amount of time you spend in your home; and **3)** whether you are a smoker or have ever smoked. Smoking combined with radon is an especially serious health risk. If you smoke or are a former smoker, the presence of radon greatly increases your risk of lung cancer. If you stop smoking now and lower the radon level in your house, you will reduce your lung cancer risk.

**RADON RISK IF YOU SMOKE**

| Radon Level | If 1,000 people who smoked were exposed to this level over a lifetime... | The risk of cancer from radon exposure compares to... |
|-------------|--|---|
| 20 pCi/l    | About 135 people could get lung cancer                                   | - 100 times the risk of drowning                      |
| 10 pCi/l    | About 71 people could get lung cancer                                    | - 100 times the risk of dying in a home fire          |
| 8 pCi/l     | About 57 people could get lung cancer                                    |   |
| 4 pCi/l     | About 29 people could get lung cancer                                    | - 100 times the risk of dying in a plane crash        |
| 2 pCi/l     | About 15 people could get lung cancer                                    | - 2 times the risk of dying in a car crash            |
| 1.3 pCi/l   | About 9 people could get lung cancer                                     | (Average indoor radon level)                          |

**RADON RISK IF YOU HAVE NEVER SMOKED**

| Radon Level | If 1,000 people who never smoked were exposed to this level over a lifetime... | The risk of cancer from radon exposure compares to... |
|-------------|--|---|
| 20 pCi/l    | About 8 people could get lung cancer   | - The risk of being killed in a violent crime         |
| 10 pCi/l    | About 4 people could get lung cancer   |   |
| 8 pCi/l     | About 3 people could get lung cancer   | - 10 times the risk of dying in a plane crash         |
| 4 pCi/l     | About 2 people could get lung cancer   | - The risk of drowning                                |
| 2 pCi/l     | About 1 people could get lung cancer   | - The risk of dying in a home fire                    |
| 1.3 pCi/l   | Less than 1 person could get lung cancer                                       | (Average indoor radon level)                          |

**LIMITATION OF LIABILITY:** The inspection company cannot be assured that the necessary conditions were maintained throughout the test period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While we make every effort to maintain the highest possible quality control and perform our testing in accordance with protocols contained in EPA document 402-93-003, "Protocols for Radon and Radon Decay Product Measurements in Homes", we make **NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED** for the consequences of erroneous test results. Neither this company, nor any of its employees or agents, shall be liable under any claim, charge, or demand, whether in tort or otherwise, for any and all loss, cost, charge, claim, demand, fee, expense or damage of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test requested or performed